



Town Belmont
Historic District Commission
 Homer Municipal Building, 2nd Floor
 19 Moore Street
 Belmont, MA 02478

OFFICE USE
Case Number: HDC –

APPLICATION

In accordance with the Historic Districts Act, MGL Ch 40C, and the Town of Belmont General Bylaws, §40-315, the undersigned applies to the Belmont Historic District Commission for a Certificate of:

- Appropriateness Non-Applicability Hardship

1. PRELIMINARY INFORMATION:

Address of Property: 536 Pleasant Street
 Property Owner's Name: Melissa Dell
 Address: 536 Pleasant Street
 Email: melissa.dell@gmail.com Phone: 580-747-3773

Agent Name: _____
 Address: _____
 Email: _____ Phone: _____

I am the : X Property Owner Agent
 Property is Owned by a Corporation, LLC, or Trust (Submit authorization to sign as owner)
 Property is a Condominium or Cooperative Association (submit authorization to sign as trustee)

If applicable: Architect: _____ Contractor: Fresh Start Contracting

2. BRIEF DESCRIPTION OF PROPOSED WORK:

Shorten window on right, rear of the house, so countertop is not visible through window. Use same brand/make of window currently installed (Brosco) but with shorter panes. Add a vent hood exhaust cap between right rear windows, to improve air quality in the kitchen (current vent cap is in basement). Remove rear, secondary chimney.

3. SIGNATURES:

As Owner, I make the following representations:

- A. I hereby certify that I am the Owner of the Property at: 536 Pleasant Street
- B. I hereby certify that if an Agent is listed on this Application, this Agent has been authorized to represent this Application before the Belmont Historic District Commission.

Owner: Melissa Dell **Date:** 10-1-24

As Applicant/Agent, I make the following representations:

- 1. The information supplied on and in this Application is accurate to the best of my knowledge;
- 2. I will make no changes to the approved plans without prior approval from the Belmont Historic District Commission.

Applicant/Agent: _____ **Date:** _____

* Incomplete applications and Insufficient documentation will not be accepted. *

Approved March 23, 2017



PROPOSED



EXISTING

RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
	historic preservation comm.	9-1-2024

Dell Residence
536 Pleasant Street
Lexington, MA

drawn by

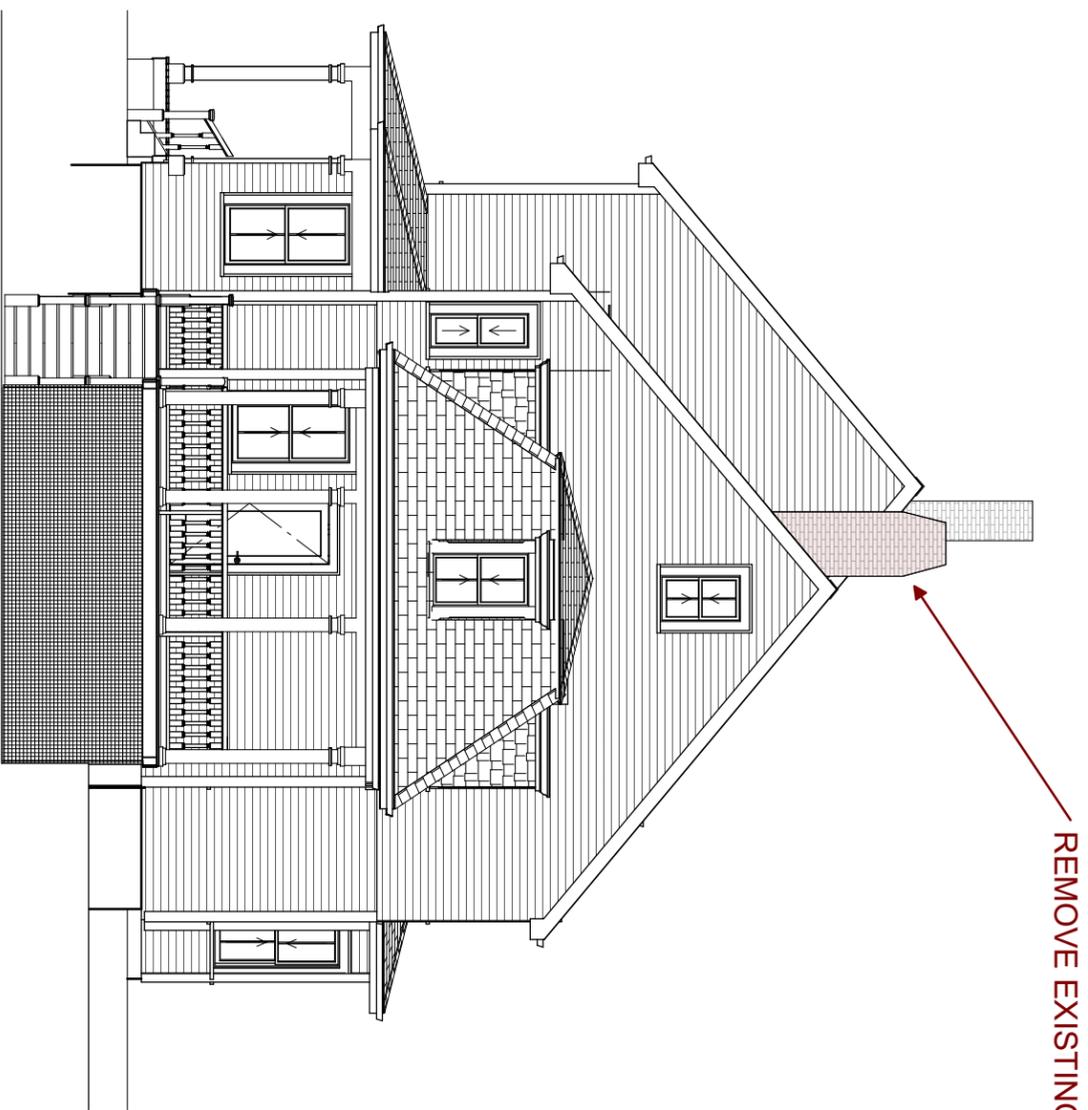
SP

DATE

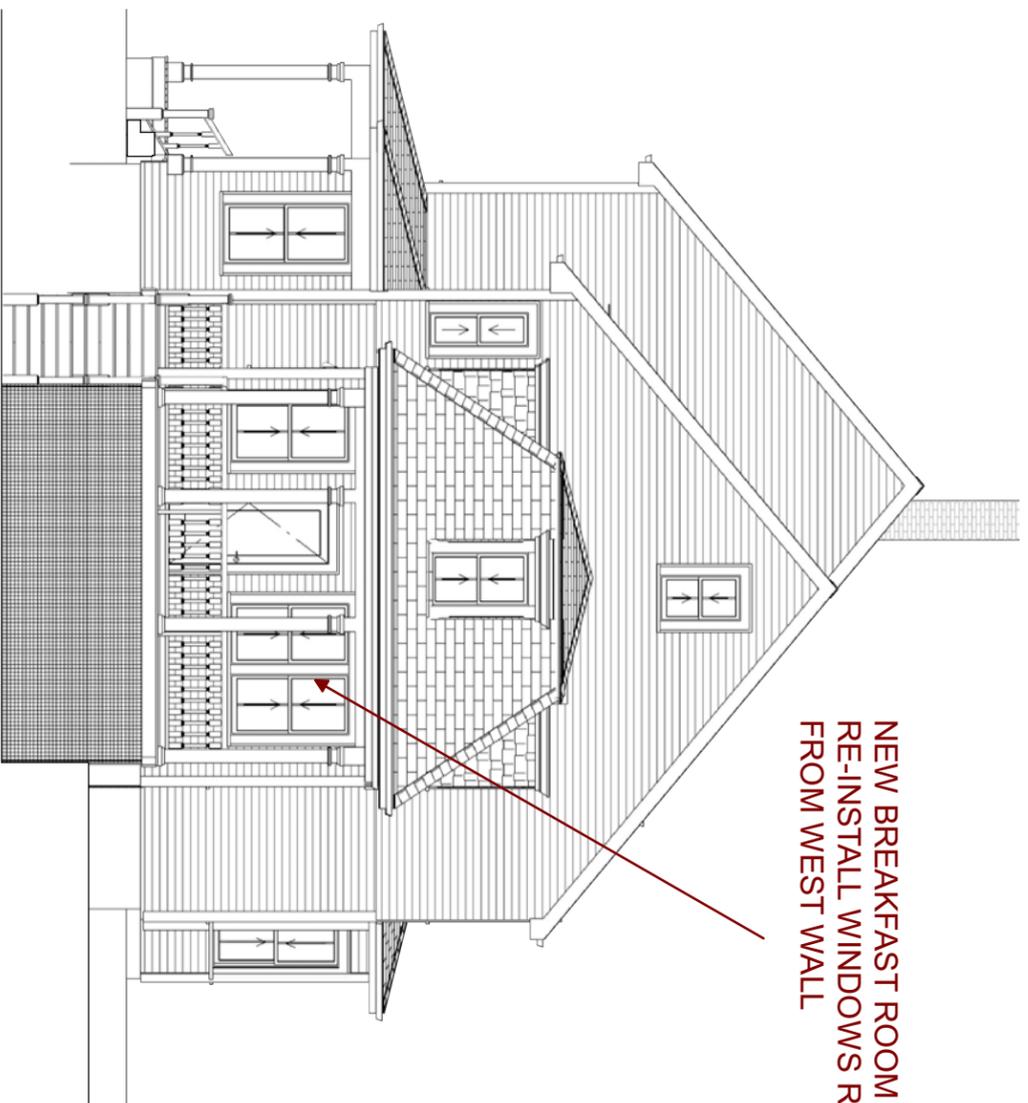
9/4/2024

SHEET

SK-1



EXISTING



PROPOSED

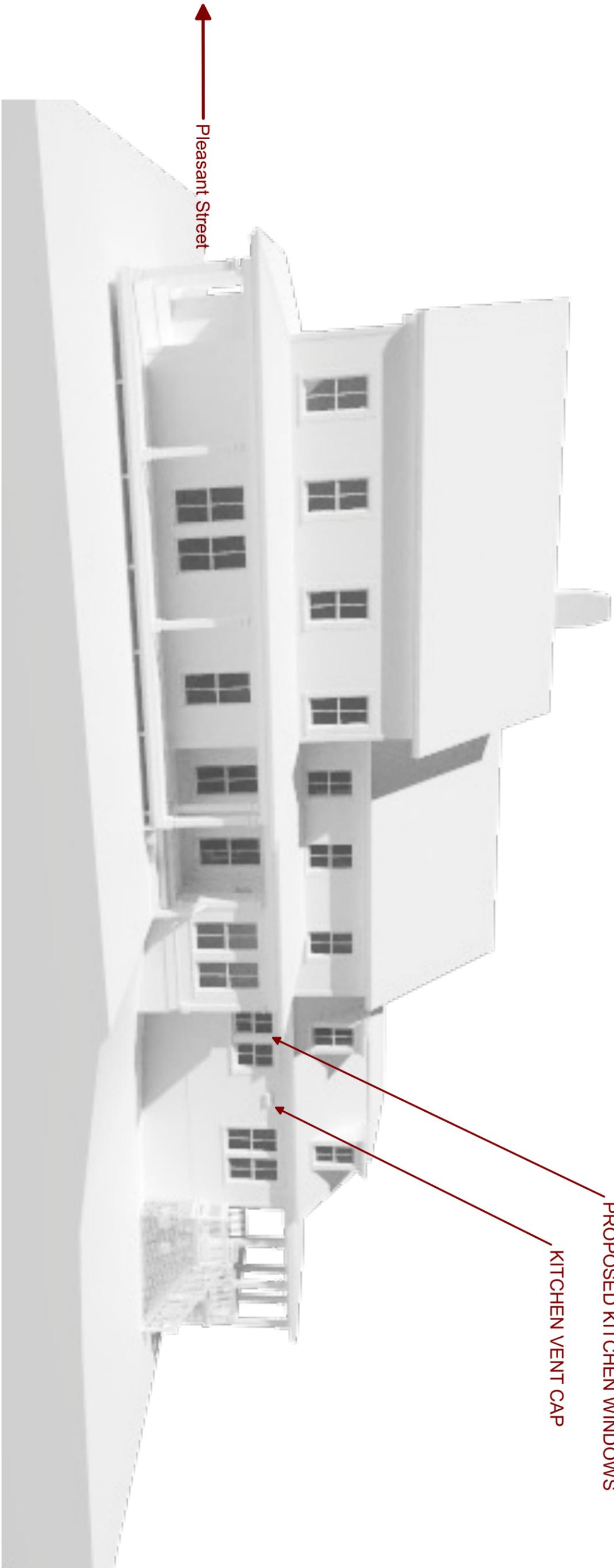
REMOVE EXISTING BRICK CHIMNEY

NEW BREAKFAST ROOM WINDOW
RE-INSTALL WINDOWS REMOVED
FROM WEST WALL

BACK ELEVATION

SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
	historic preservation comm.	9-1-2024



PROPOSED TWO WINDOWS OVER SINK

NO.	DESCRIPTION	DATE
	historic preservation comm.	9-1-2024

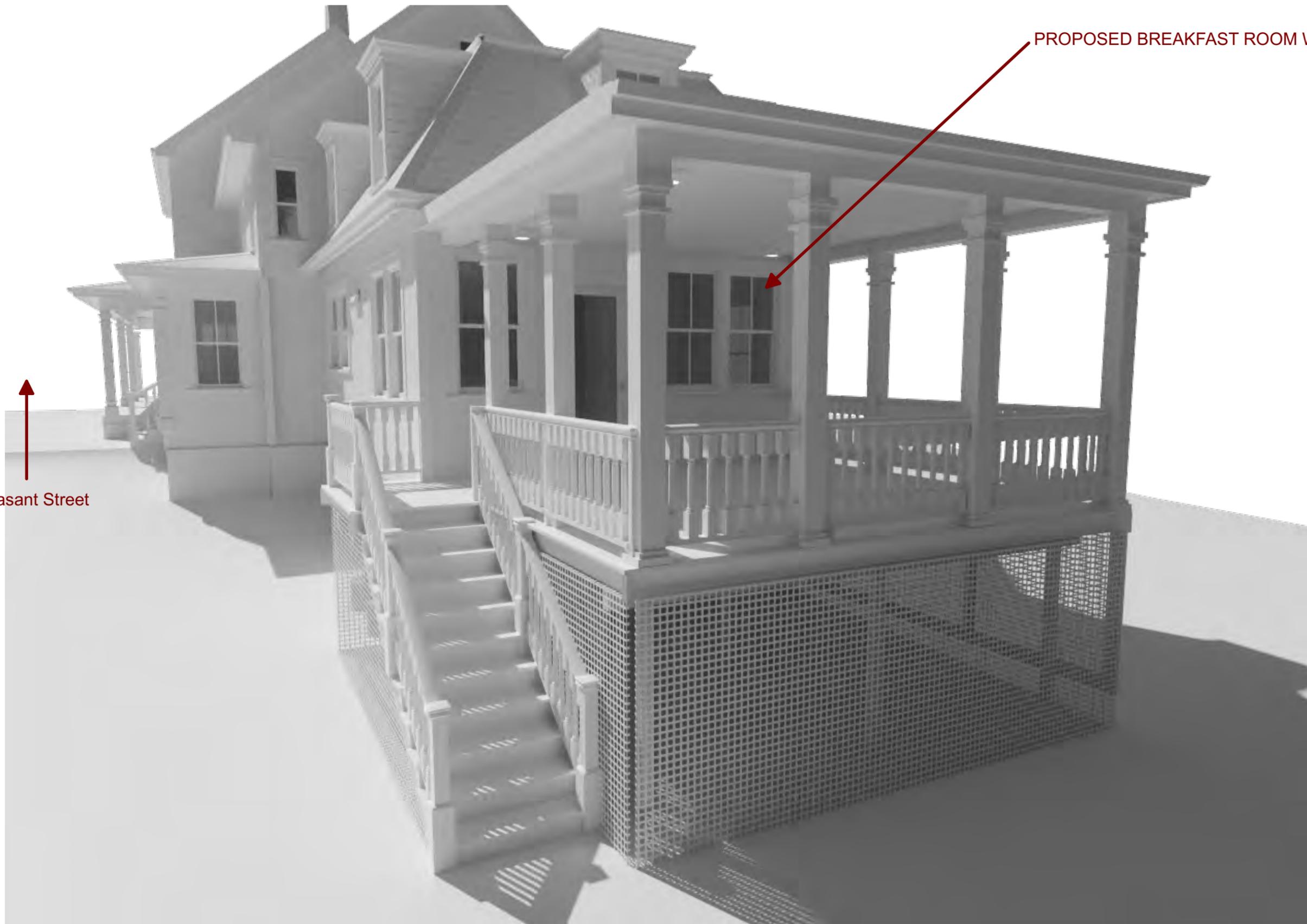
Dell Residence
536 Pleasant Street
Lexington, MA

Drawn by
SP

DATE
9/4/2024

SHEET
SK-3

Pleasant Street



PROPOSED BREAKFAST ROOM WINDOW

PROPOSED TWO WINDOWS OVER SINK

KATHY MARSHALL DESIGN
FINE HOME INTERIORS

NO.	DESCRIPTION	DATE
	historic preservation comm.	9-1-2024

Dell Residence
536 Pleasant Street
Lexington, MA

drawn by

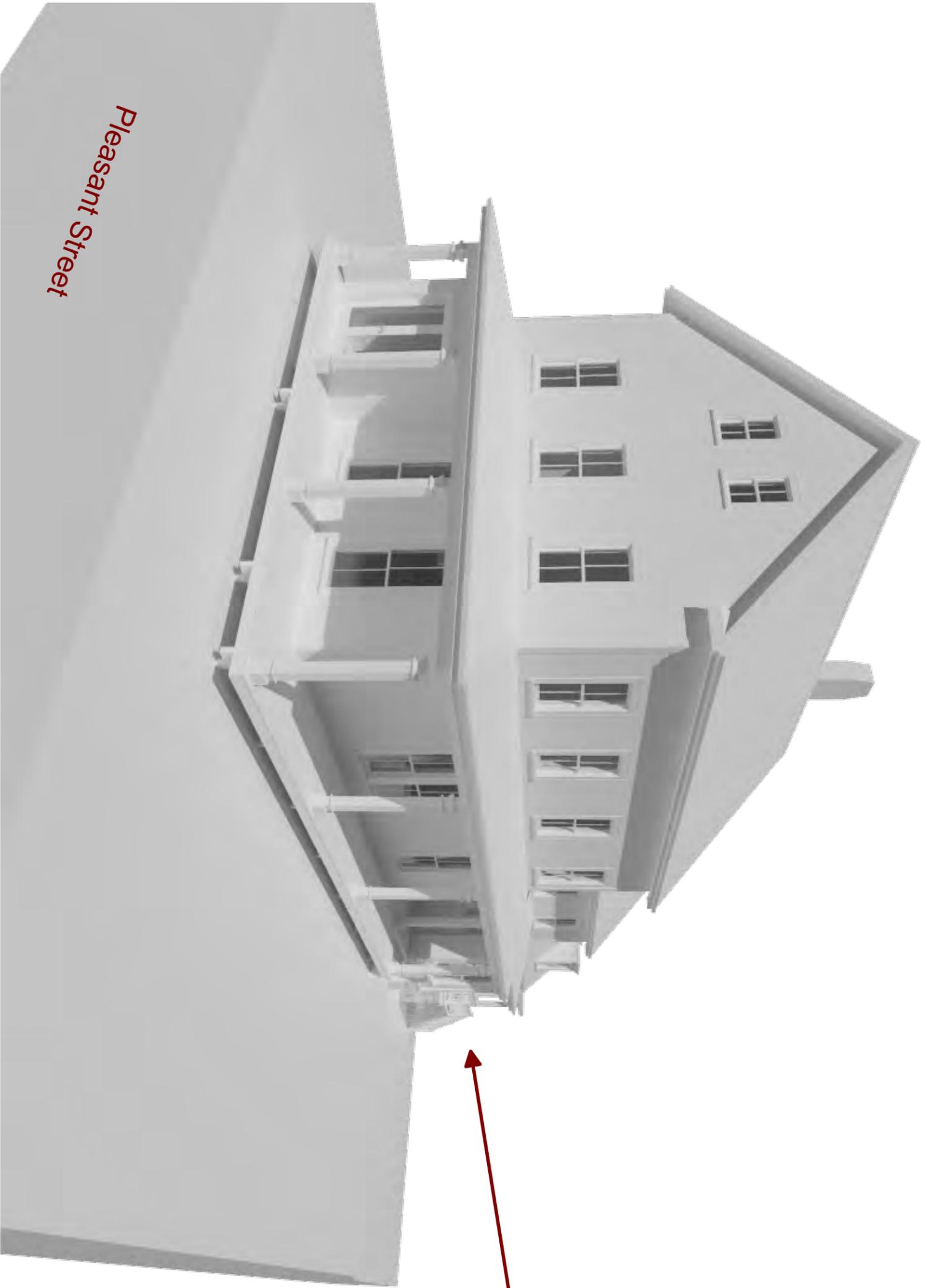
SP

DATE

9/4/2024

SHEET

SK-4



NEW PROPOSED WINDOWS NOT
VISIBLE FROM PLEASANT STREET

PROPOSED TWO WINDOWS OVER SINK

Pleasant Street

KATHY MARSHALL DESIGN
FINE HOME INTERIORS

NO.	DESCRIPTION	DATE
	historic preservation comm.	9-1-2024

Dell Residence
536 Pleasant Street
Lexington, MA

Drawn by

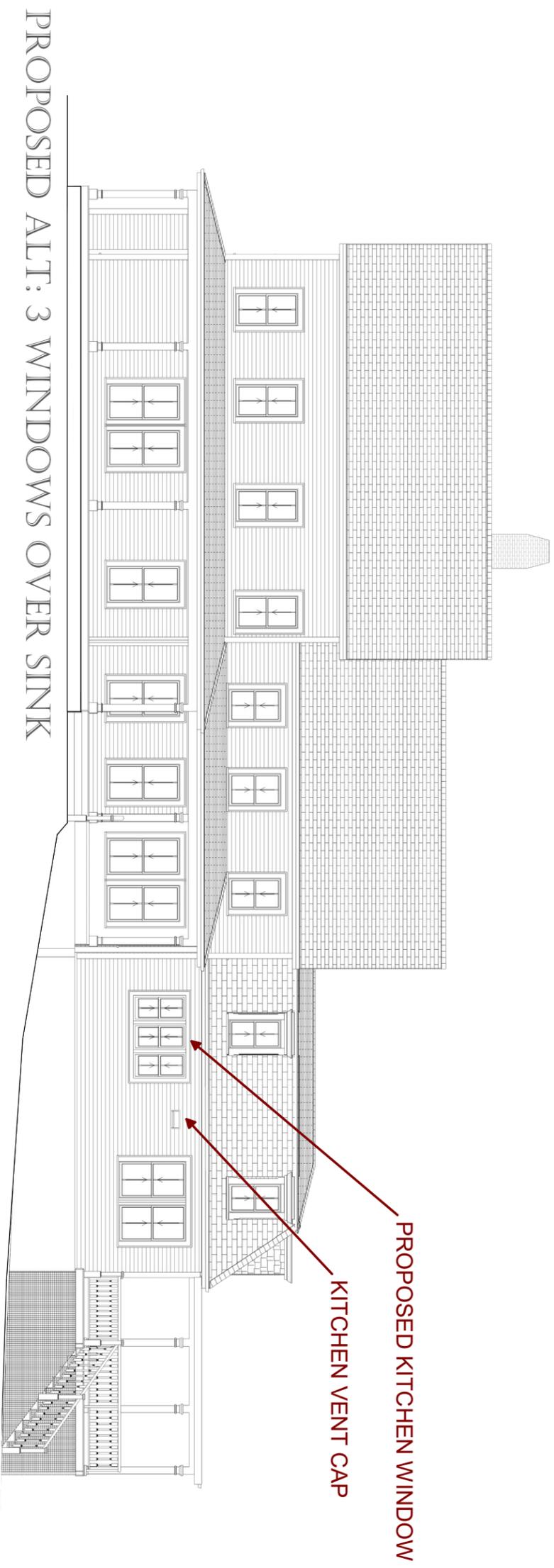
SP

DATE

9/4/2024

SHEET

SK-5



PROPOSED ALT: 3 WINDOWS OVER SINK



PROPOSED KITCHEN WINDOW
KITCHEN VENT CAP

PROPOSED ALT: 3 WINDOWS OVER SINK

NO.	DESCRIPTION	DATE
	historic preservation comm.	9-1-2024

AUTHENTIC DIVIDED LIGHT

BROSCO Since 1890 Double-Hung Window Units

- 2/1 LIGHT
- 2/2 LIGHT HORIZONTAL
- 2/2 LIGHT VERTICAL
- 3/3 LIGHT
- 4/4 LIGHT
- 6/1 LIGHT
- 6/6 LIGHT
- 8/8 LIGHT
- 9/9 LIGHT
- 12/12 LIGHT
- COTTAGE STYLE

Window Specifications

FRAME – Standard Jamb Depth of 4-9/16" features Laminated-Veneered-Lumber sides and clear pine head jamb. All exposed exterior frame parts are manufactured from highly durable, low-maintenance Composite Materials; including the Blind Stop, Sill and standard Brickmould Casing. The clear pine inside sill stop is dadoed to receive a stool cap or "picture-framed" casing. A weatherstripped head parting stop is color matched to the vinyl jamb liner* with integral Tilt 'n Clean, Block & Tackle balances.

SILL – Composite two piece Sill & Sill Connector system provides a continuous sill nose across Combined Windows as well as allowing for the addition of the optional Historic Sill Nosing.

SASH – All sash are 1-3/8" thick glazed with single pane glass, hand puttied into a primed exterior, clear pine interior treated wood sash. All divided light sash feature a traditional narrow muntin bar measuring 5/8" wide. Enhanced thermal performance is achieved with the addition of a Low-E Energy panel available for all layouts except 1/1.

*Specify White or Beige



Traditional Putty Glazed Single Pane Glass

6/6 LIGHT

Rough Opening			2'-0"	2'-3"	2'-6"	2'-9"	3'-0"	3'-6"
≠ Sash Opening	2'-9"	7"	1'-9 5/8"	2'-0 5/8"	2'-3 5/8"	2'-6 5/8"	2'-9 5/8"	3'-3 5/8"
	★Glass Size		6"	7"	8"	9"	10"	12"
3'-1"	2'-9"	7"	—	—	8' x 7"	9' x 7"	—	—
3'-5"	3'-1"	8"	6' x 8"	—	8' x 8"	9' x 8"	10' x 8"	—
3'-9"	3'-5"	9"	—	7' x 9"	8' x 9"	9' x 9"	10' x 9"	—
4'-1"	3'-9"	10"	—	—	8' x 10"	9' x 10"	10' x 10"	—
4'-5"	4'-1"	11"	—	—	8' x 11"	9' x 11"	10' x 11"	—
4'-9"	4'-5"	12"	—	—	8' x 12"	9' x 12"	10' x 12"	—
5'-1"	4'-9"	13"	—	—	8' x 13"	9' x 13"	10' x 13"	—
5'-5"	5'-1"	14"	—	—	—	9' x 14"	10' x 14"	—
5'-9"	5'-5"	15"	—	—	—	9' x 15"	10' x 15"	12' x 15"
6'-1"	5'-9"	16"	—	—	—	—	10' x 16"	—

2/2 LIGHT VERTICAL

Rough Opening			2'-3"	2'-6"	2'-9"	2'-10"	3'-0"	3'-2"
≠ Sash Opening	2'-3"	2'-6"	2'-0 5/8"	2'-3 5/8"	2'-6 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"
	★Glass Size		10 1/2"	12"	13 1/2"	14"	15"	16"
3'-9"	3'-5"	18"	10 1/2" x 18"	—	—	—	—	—
4'-1"	3'-9"	20"	—	12" x 20"	13 1/2" x 20"	—	—	—
4'-5"	4'-1"	22"	—	—	13 1/2" x 22"	—	—	—
4'-6"	4'-2"	22 1/2"	10 1/2" x 22 1/2"	—	—	—	—	—
4'-9"	4'-5"	24"	—	12" x 24"	13 1/2" x 24"	14" x 24"	15" x 24"	—
4'-11"	4'-7"	25"	—	12" x 25"	—	—	—	—
5'-1"	4'-9"	26"	—	—	13 1/2" x 26"	14" x 26"	15" x 26"	—
5'-5"	5'-1"	28"	—	—	13 1/2" x 28"	14" x 28"	15" x 28"	—
5'-9"	5'-5"	30"	—	—	13 1/2" x 30"	14" x 30"	15" x 30"	16" x 30"
6'-1"	5'-9"	32"	—	—	—	—	15" x 32"	16" x 32"

3/3 LIGHT

Rough Opening			2'-9"
≠ Sash Opening	2'-9"	2'-6 5/8"	9"
	★Glass Size		
2'-9"	2'-5"	12"	9' x 12"

SINGLE THICK GLASS ONLY

1/1 LIGHT

Rough Opening			1'-10"	2'-6"	2'-9"
≠ Sash Opening	1'-10"	2'-6"	1'-7 5/8"	2'-3 5/8"	2'-6 5/8"
	★Glass Size		16"	24"	27"
3'-5"	3'-1"	16"	16' x 16"	24' x 16"	—
4'-1"	3'-9"	20"	—	24' x 20"	—
4'-9"	4'-5"	24"	—	24' x 24"	27' x 24"

Windows shown with optional Wood Grille.

★ Glass sizes are approximate.

≠ Actual sash size = sash opening width minus 1 9/16", height 3/16".

Contact your BROSCO dealer for custom sizes.

Before explaining the proposed changes, I will provide a brief overview of the footprint of our house. As shown in the attached plans and below photos, the widest part of the house is at the front (near the street), the middle of the house is narrower, and the back portion is the narrowest. The front is also the tallest, the middle portion is shorter, and the back is the shortest. The pictures below, taken from our backyard, show the west (left photo) and east (right photo) side of the house.



We propose reducing the size of an existing window so the kitchen counter is not visible through the window (the top height will remain the same). It is behind foliage in the below pictures. This window is at a right angle to the middle portion of the house, which is wider and obstructs the view from Pleasant Street. A kitchen vent hood exhaust cap will also be added between the two back windows, as illustrated in the attached architectural plans. Our downdraft exhaust does not do an adequate job of ventilating the kitchen, and cooking bothers my son's asthma. Moving the vent exhaust cap from the basement to an exterior wall of the kitchen will address this.



These changes are not visible from Pleasant Street, as they are in the shorter, narrower back portion of the house. Below is the view of the right side of the house from the street. This photo was taken to the right of the entrance to our driveway.



Here is another view from the entrance to the driveway.



Here is the view from the public way in front of the front door:



The house is not very visible from the public way to the left of the house due to foliage. In any case, the proposed changes are on the other side/back of the house so would not be visible even if the foliage was not there.



I have also taken pictures from Leonard Street. From the east side of Leonard Street, the house can be seen peaking through the privacy fence of 548 Pleasant Street and the foliage. It is not feasible to get a clear picture due to the foliage and the fence. I am 5'9" and not tall enough to see over the fence. As mentioned at the last meeting, the side of our house would become more visible if the extensive foliage (both evergreen and deciduous) and privacy fence were removed.



I also took pictures from the west side of Leonard Street:







In some of these photos, the front portion of the house is partially visible through the foliage.

The window that we propose changing, and those to the right of it at the back of the house, are Brosco and were replaced circa 2005. The same windows are still available. The width of the panes will stay the same, but the new window will have 24” height panes rather than 32” height panes. The sheet from Brosco showing the windows is attached.

The second proposed change is to remove the back chimney, whose base is in a badly deteriorated condition. There are two chimneys in the house, the primary front chimney and a secondary back chimney. Understanding the context for why we are proposing this work is important. We have been working with a company with 30 years of experience specializing in historic chimney restoration, Billy Sweet Chimney. Their recent chimney inspection report is attached. The masonry at the base of this chimney, in the cellar, is severely deteriorated. Note that this contrasts with the exterior portion of the chimney, which at some point was rebuilt with modern bricks and is not historic. Due to the deteriorated state of the chimney base and its construction, they concluded that the only way to save the chimney is to jack the house up from its foundation and rebuild the chimney from the base upwards. This will also entail moving the plumbing, since the hot water heater is installed within a eighth of an inch of the chimney base. Rebuilding the base would disrupt the walled in fireboxes above it – one of which is located between the kitchen

and a stairwell, which would have to be ripped open and restored. Disrupting the foundation would also require bringing it entirely up to code. Billy Sweet, despite their extensive experience with chimney restoration, will not take on this job due to the highly involved and intricate nature. While their goal is to restore historic chimneys whenever possible, they do not advise undertaking this due to the enormous cost and risks of disrupting other elements of the home. In any case, it is completely infeasible for us to take on the massive cost that would be involved in disrupting the foundation and rebuilding the chimney from the base up.

At the last meeting, it was asked whether just the exterior portion could be salvaged. While my contractor initially gave a rough estimate, after consulting with a structural engineer they concluded that this would not be a safe course of action, and they will not undertake the work. I attach their letter explaining this.

The chimney in question is a secondary chimney. It is visible from the street from only a few vantage points, where it is clearly secondary to the front chimney (which has been maintained and will not be touched). I have taken a series of pictures walking down Pleasant Street towards Leonard Street, across the street from our home. (For pics from the other side of Pleasant Street, see above). From most vantage points only the front, primary chimney is visible, but from a few spots, both chimneys are visible. When both are visible, the one proposed to be removed is clearly secondary. Like the window, it could be viewable from Leonard Street if the significant obstructions were removed.



To the left of house, only front chimney visible.



In front of house, front chimney visible.



From the right of house, only front chimney visible.



From further to the right of house, part of back chimney is visible



From further to the right of house, front chimney visible.



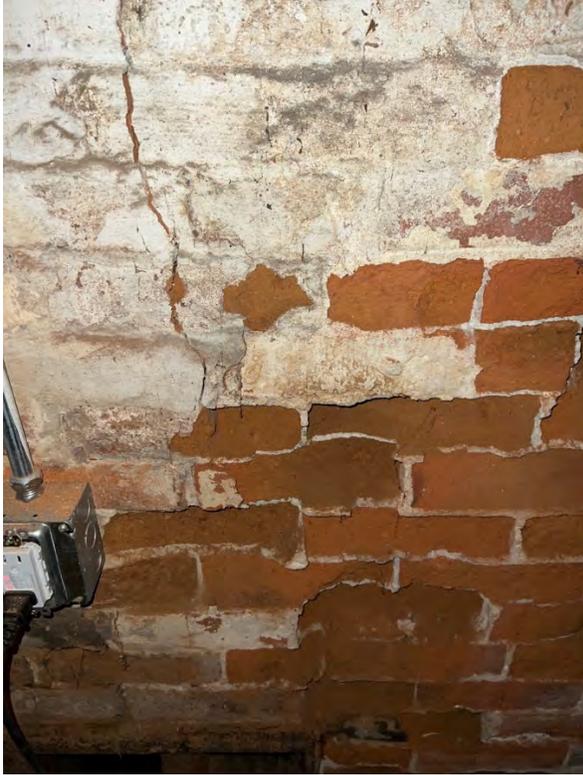
From even further to the right of house, front chimney visible.

As these photos illustrate, from most vantage points, the back chimney is not visible. This contrasts to the front chimney, which plays a much more prominent architectural role.

As stated in the attached letter, it would not be safe to keep just the exterior portion of the chimney (which is constructed from modern bricks). The below pictures and attached chimney inspection report show the severe deterioration at the bottom of the chimney. Given the construction of the chimney and the severe deterioration, the only way to save the chimney would be to jack the house up off the foundation, move the plumbing, and rebuild it from the base up, tearing out the kitchen and other features that block access to the firebox above. Doing foundation work would in turn require other upgrades to the foundation. This is hundreds of thousands of dollars of work and a major disruption to my family, which is completely financially and logistically infeasible for us to undertake. This leaves as the only options removing the chimney or letting it continue to deteriorate. The latter is unacceptable, as I have children in the home and if the chimney were to collapse, it would put them and our home in serious danger. Given that this is a secondary chimney, that has been reconstructed from modern bricks, and is only visible from the public way from a few vantage points, removing it would appear to be an appropriate course of action –

not detracting from the historical value of the home – and is the only way to keep the home safe for my family to live in.

Here are some pictures of the deteriorating base. More pictures can be found in the attached inspection report.







To Whom it May Concern,

After reviewing the plans regarding 536 Pleasant St Belmont, it is assumed in the plans that the chimney is to be fully removed from the top down in order to accomplish the proposed layout.

With that being said, the idea that the top of the chimney can be salvaged is really not feasible, and Fresh Start Contracting does not want the liability as it can be a potential danger to the residence and the worker performing the work. The chimney does need to be removed in order to execute the project and we do not feel comfortable trying to salvage the portion from the roof and upward in order to achieve the aesthetics.

Thank you, and if there are any specific questions, I can be reached at 617-733-5893.

Sincerely,

Fresh Start Contracting

Fresh Start Contracting
30 B Street
Burlington, MA 01803
617-833-9202



Office: 978-552-3332
Info@billysweetchimneysweep.com

Billy Sweet Chimney Sweep
 707 Turnpike St.
 North Andover, MA 01845

MASONRY CHIMNEY INSPECTION REPORT	
Tech: 10/04/2024	Date: John Kulik
Client: Melissa Dell	Chimney/Chase: 1 of 2
Address 536 Pleasant St Belmont MA 02478-3201	
We recommend an annual inspection of your chimney.	
Number of Flues 2	Chimney Height 5 ft
Chimney Location Interior	Courses above roof

Notes	
Chimney Top Measurement:	X X X
Exterior chimney top accessible without danger or potential harm to the technician or property?	
Brick Count: 2.5 B X 3.5 B	Equipment needed to access the chimney top?
Chimney Cap/Chase Cover: Has a chimney cap	
Attic, Was it Accessible for Inspection:	
Mortar Joints: Annual inspections are essential for identifying any issues early and ensuring the safety and longevity of your chimney.	
Brickwork: Annual inspections are essential for identifying any issues early and ensuring the safety and longevity of your chimney.	
Flashing Condition?	
Cricket <i>Cricket is required if the chimney is over 30" or wider to divert water to each side.</i> Not Needed, The chimney does not exceed 30".	
Chimney Crown/Wash: Annual inspections are essential for identifying any issues early and ensuring the safety and longevity of your chimney.	
Chimney Shoulder:	
Chimney Stability:	
Chimney Clearance to Combustibles 1" for Exterior, 2" for Interior Chimneys No access, we are unable to confirm clearances to the chimney. To obtain accurate measurements, a Level 3 inspection would be necessary.	
Termination Height: <i>Must be 2 ft above any structure within 10 ft and a Minimum of 3 ft above the Roof Deck</i>	
Water Penetration: Currently, there are no visible signs of water penetration	
Gutter in Relation to Chimney	
Base of Chimney Masonry Deterioration: Significant deterioration is observed in the masonry at the base of the chimney. The chimney may become unstable.	

Proposed Repair Notes
Mark all that apply

Scaffolding/Lift?	Shoulder Pan	
Rebuild or Repoint?	New Brick?	If Yes Qty
	Flashing?	
If yes Number of Courses	Cap/Chase Cover	
Water Treatment?		

Additional Repair Notes

Inspection Summary

Annual inspections are essential for identifying any issues early and ensuring the safety and longevity of your chimney.
We recommend contacting a structural engineer to evaluate the chimney base.

VERY IMPORTANT INFORMATION REGARDING THIS INSPECTION: PLEASE READ THIS INFORMATION!

Our inspection is simply a “snapshot in time” of the appliance/system/chimney at the time of the inspection. **WE ABSOLUTELY DO NOT CERTIFY**, (written, implied, or otherwise), that any appliance or system is “safe”. There are inherent dangers in using any type of hearth appliance that uses a fire in your home or business. If an inspection has been completed, it is a result of a visual inspection performed at the time of service. That visual Inspection is intended only as a convenience, NOT as any type of certification of fire worthiness or safety. If we observed defects or issues with your hearth system or chimney, they are detailed within this report. Some photos of defects or issues we observed may not be shown in this report. All un-edited photos are available for you if you would like us to email them to you.

Front of the House



Chimney



Photo shows area in question.





This area is a wall and not part of the chimney.

